# SMALL HOUSES IN GREAT DEMAND ALL OVER CITY

Unusual Activity in Real Estate Circles.

#### WHAT A BROKER THINKS

Important Real Estate on New York Avenue

Sold.

There is unmistakable activity in the real estate market. It does not manifest itself in exceptionally large transactions, or in the transfers of unusually valuable properties, but in the steady sale of houses at modest prices. While a goodly proportion of these is bought for investment purposes, the majority One broker who has been in the harness for many years declares that more really healthy business has been done this spring than could be recorded at any time in the last decade.

"The desire to acquire homes," said is broker, "appears to have taken hold of our people in the most remarkable manner, and is especially noticeable among those classes who have no very large amounts of money at their dis-posal. This is all the more remarkable when we consider the enormous number of cheap apartment houses going up in These with their centralized conveniences, one would think, might appeal to men of moderate means as abiding places, and to their wives because of their labor-saving tendencies. But in spite of the fact that the apart-ment houses are all rented even before they are half finished the quest for cheap private residences goes steadily

#### For Thrifty Men,

"When I speak of cheap residences," continued the broker, "I mean to in-about concluded negotiations for a block dicate houses ranging in price from or ground fronting on Wyoming avenue, department clerks, and among these classes will be found the majority of the buyers. At the same time, a good deal of this kind of property is bought as investment, because a small house will rent more readily than a kernel of the same time, a good deal of this kind of property is bought as investment, because a small house will rent more readily than a kernel of the same time, a good deal of the same time, a good deal of this kind of property is bought as investment, because a small house will rent more readily than a kernel of the same time, a good deal of the same time, a good deal of this kind of property is bought as investment, because a small house will be arranged with a view to the greatest tructure in colonial style of architecture which will cost about \$150,000, and will be arranged with a view to the greatest possible comfort for both pupils and teachers. vestment, because a small house will rent more readily than a larger one, and will bring a better return on the money put into it than one more pretentious. Besides the cost of keeping such a house in good repair for the tenant is much portly west. in good repair for the tenant is much northwest.

less proportionately, and therefore gives

Ex-Senator J. B. Henderson will build the owner a good deal less trouble.

investigations on this point and have come to the conclusion that they are drawn from boarding houses and rented rooms. This is more particularly true

Architect Ferd T. Schneider is preparative. plan, the opportunity is offered to the thrifty man to become his own landlord, or at least live more comfortably a flat than it was possible for him and his family to exist in a boarding Again, it must not be lost sight

There is no doubt that this broker has sized up the situation pretty accurately. Houses that can be sold at from \$3,500 to \$5,000 are going up in all parts of the city, and also in the sub-urban sections, in proof of which can be cited the projected erection of something like sixty houses in one of the Northwestern subdivisions.

### Important Realty Deal.

Thomas R. Jones, president of the Na-tional Safe Deposit, Savings and Trust Company, has bought the Lengan Building, adjoining the bank property on New York avenue, from Miss Isobel Lenman for \$200,000. The contract for the purchase has been signed and the requisite transfer papers will be placed on record within the next few days. Although Mr. Jones made the purchase in his own name and holds the prop-erty in his own right, it is nevertheless understood that he will hold it subject follows: to such uses as the trust company may

an equal average depth, and is improved by a four-story office building with four stores on the ground floor. The area of the lot is 9,656 square feet, making the price something over \$20 the foot. It is assessed at \$18.75 per foot, and the building is rated at \$25,000, so that it will be seen Mr. long got the latt Thirtieth street, northwest. that it will be seen Mr. Jones got the 1414 Thirtieth street northwest, from the offices greater conveniences.

Coincident with this acquisition of street between Thirty-first and Jefferson property will be the already begun instaliation of a big clock in the tower of the trust company's building. It is to be illuminated at night by electric light

Diving the week Daniel Sullivan pur. and will be connected with the Naval time at all hours of the day and night.

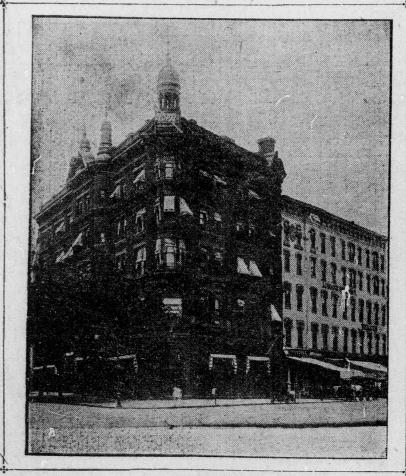
### Biggest Apartment House.

Christian Heurich is going to carry out plans he has long cherished with respect to the improvement of the large piece of ground belonging to him on Columbia road, Nineteenth street, and Kalorama avenue. Mr. Heurich intends to erect on this ground the largest apartment house in Washington. It is to contain over 200 suites of rooms, and the flats are to be of all sizes, so as to meet all demands. The heating will be done by air passed from the cutside over colls of hot pipes, and this same arrangement will be utilized in the summer to give the occupants of the apartments cool air, the pipes being used as a refrigerating apparatus.

Architect F. B. Pyle is having erected for himself, at Twenty-fourth and spect to the improvement of the large

A BIG OFFICE STRUCTURE

FUST SOLD FOR \$200,000



LENMAN BUILDING Bought by Bank President Thomas R. Jones.

dence so arranged as to be especially agreeable in hot weather. A large living room will be in the very center of the house, and it will be entered by the front door, while a rear door will lead out upon the rear lawn.

#### Other Building Projects.

Mt. Vernon Seminary will be trans-ferred from its present location at Eleventh and M streets northwest to Wash-\$3,000 to \$6,500 or \$7,000. Properties like these fail within the means of the industrious and saving mechanics and department aleases and saving mechanics and department aleases.

a fine residence at Sixteenth and Eric "Where do all the people come from who fill up alike apartment houses and private residences so rapidly? I have taken the trouble recently to make some is to be 40 by 70 feet, and will cost about

of those boarding and room-renting establishments, that are not classed as Cincinnati stract, between Eighteenth tablishments, that are not classed as Cincinrati stract, between Eighteenth fashionable. It is in these that the man of small means has had to content Simpson, secretary of Moore & Hill. It himself, but with cheap apartments and is to be 22 by 78 feet in dimensions, houses that can be bought at reason-able prices on the monthly payment \$12,000.

of that Washington is growing apace as our latest police census shows, and

The Miller-Shoemaker Real Estate Company has sold for Miss Mary C. Knowles and others the three-story tenroom frame dwelling, 1228 Thirtieth street northwest; for C. E. Buler, the four-story brick store and dwelling,

1259 Thirty-second street northwest. Mary Ann E. Hall has transferred to Philip T. Hall part of lot 275, in square 1300, being improved property on Thirty-

second street extended.

Houses 3730 and 3832 Prospect avenue northwest have been completed by Contractor Rezin W. Darby, of Thirty-second street northwest. They are owned by George W. King, of 1325 Thirty-second street northwest.

Sales of realty through other sources have taken place in the past week as W. D. Green to Mrs. Amelia Howard,

have for portions of it in the course a two-story brick dwelling on the east of the natural increase of its business side of Thirty-third street between and the demand for ampler accommoda-

tions which such increase will occasion.

The property has a frontage on New
York avenue of one hundred feet, with

story frame dwelling on Thirty-third

property at just about its assessed value. It is his intention to install an Charles D. Pennebaker, of Georgeelevator, and to make such other town, has purchased from Emanuel changes as will give the occupants of Michaelson the three-story brick store and dwelling on the south side of M

During the week Daniel Sullivan pur-chased at public auction for Patrick Cooke, the three-story brick building oc cupied by the latter, the price being

### Real Estate Transfers.

Columbia Heights-American Security

#### FOR SALE-HOUSES.

FINE BUILDING LOT in Takoma, at sacrifice price. For particulars address BOX 68, this office. FOR SALE-\$5,100-Convenient to navy yard DR SALE-\$5,100—Convenient to navy yard and Capitoi. A nine-room bay-window brick dwelling, all modern improvements, porcelain tub. Dry, concreted cellar; front and back entrance, with furnace. House easily heated. Good front parking and yard. On wide avenue, southern exposure. A very cheap house at the price.

P. J. WALSHE, 1336 New York Ave.

NEW SIX-POOM and bath modern brick dwelling, near Lincoln Park; lot over 18 feet front. Positive bargain at \$2,700. Must be sold before June 1.
my27-2t M J. KEANE, Colorado Building. JUST COMPLETED—Those splendidly finished brick dwellings at 6th and Morris sts. ne.; six rooms; bath and cellar, reception hall plan. These houses are being offered at a very low figure, and reasonable terms. Open Sunday, my27-2t M. J. KEANE, Colorado Building.

#### FOR SALE-GREAT BARGAIN; MOUNT PLEASANT,

VERY ATTRACTIVE COTTAGE.

THIS PREIT; COTTAGE IS ONE SQUARE EAST OF FASHIONABLE SIXTEENTH STREET AND ONE SQUARE NORTH OF HOWARD AVENUE. IT CONTAINS & LARGE ROOMS AND BATH. PARLOR, DINING ROOM, AND KITCHEN ON FIRST FLOOR; 3 BEDROOMS AND BATH ON SECOND, AND 2 CHAMBERS ON THIRD FLOOR. CELLAR, WITH FURNACE HEAT, LOT EX80; SIDE YARD AND BACK YARD. PRICE, ONLY \$4,000, WITH BUILDING ASSOCIATION TRUST OF \$2,256.

THIS IS ABOUT THE ONLY THREE-STORY AND CELLAR 8 ROOM AND BATH COTTAGE, WITH SIDE AND REAR YARD, FOR SALE IN THE NORTHWEST FOR ONLY 14,000. MAKE AN OFFER, HOWEVER LOW; IT MIGHT BUY THE HOUSE. IT'S GOING TO BE SOLD. THE NUMBER IS 1460 OAK STREET. OPEN DAILY.

MOORE & HILL (Inc.), 717 14th St. N. W.

FOR SALE—By owner a beautiful corner house, six rooms, bath, large reception halls, southeast and west exposure; all front rooms. Owner leaving city. 400 D st. ne. my27-3t FOR SALE—Cheap, two frame houses, 236 and 238 Washington st., Anacostia, Apply OWNER, 1215 G at. se. my27-3t

square 629; \$10. Some to Teresa M. Saul, lots 133, 134, 135, square 669; \$10. Same to Agnes A. Saul, lots 135, 137, 135, square 669; \$10. Same to Fanny E. Saul square 569; \$10. Same to Fanny E. Saul square 534; \$10. Effingham place—Harry M. Bensinger et al., trustees, to James A. Cunning ham, lot A, block \$1, \$50,00. State of Sanny E. Saulthson et ux. to James H. Richard S. Saulthson et ux. to James H. Richard S. Saulthson, lotters.—Same to Thomas E. Smithson, lotters.—Same to Thomas E. Smithson, lotters.—Same to Thomas E. Smithson, lotters.—Same to Thomas E. Schroth, lot 100, square \$33; \$5. Brightwood Furk—Diller F. Groff et al., trustees, to Albert W. Felka, lot \$2. Square 58; \$10. Schroth et ux. to John B. Schroth, lot 100, square \$33; \$5. Brightwood Furk—Diller F. Groff et al., trustees, to Albert W. Felka, lot \$2. Square \$35; \$10. Columbia Heights—Lewis E. Breuninger et ux. to James Ryan, lot \$15, block \$2. Square \$58; \$10. Columbia Heights—Robert L. Longstreet to Edward J. Stellwagen, 10 t 32, square \$58; \$10. Columbia Heights—Robert L. Longstreet to Edward J. Stellwagen, 10 t 32, square \$58; \$10. Columbia Heights—Robert L. Longstreet to Edward J. Stellwagen, 10 t 32, square \$58; \$10. Columbia Heights—Robert L. Longstreet to Edward J. Stellwagen, 10 t 32, square \$58; \$10. Columbia Heights—Robert L. Longstreet to Edward J. Stellwagen, 10 t 32, square \$58; \$10. Columbia Heights—Scheet L. Longstreet to Edward J. Stellwagen and George E. Fleming, trustees, and Mark F. Finley, part lot 120; \$10. Same to Harold E. Fleming, trustees, and Mark F. Pinley, part lot 120; \$10. Same to Harold E. Fleming, trustees, and Mark F. Sholt, the square \$58; \$10. Columbia Heights—Robert L. Longstreet to Edward J. Square \$58; \$10. Columbia Heights—Robert L. Longstreet to Edward J. Stellwagen, 10 t 32, square \$58; \$10. Columbia Heights—R

three stories and a cellar and will cost \$12,000.

Georgetown Realty News.

The Georgetown Gas Light Company has taken out a permit for the improvement of its plant south of M street, and between Twenty-ninth and Thirtieth streets northwest; \$5,000 will be expended.

B. & M. Nordlinger will immediately expend \$1,800 in repairs to their building, 3107 M street northwest.

The Miller-Shoemaker Real Estate Company has sold for Miss Mary C.

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The Martin, let B. square 127; \$10.

Addition to Brookland—James L. Sherwood et al. to Charles R. Wilson, lot 21, block 7; \$10.

Twining City—Matfida V. James to George J. Bradbury lot 8, block 7; \$10.

Twining City—Matfida V. James to Valley street northwest, near Q street—Raphael A. Castlear et ux. to Mattheway and Carle In the Square 127; \$10.

Fairmount—Mary T. King et vir, Theodore J. to Robinson White, lots 16 to 20, 24 to 28, block 5; \$1.

Irving Place northwest, near Thirtieth Streets—Carrie B. Becker et vir, Harry, to Harry and Carle B. Becker et vir, Harry, to Harry and Carle B. Becker et vir. For full particulars drop postal, telephone, or call for new illustrated block to Charles R. Wilson, lot 21, block 7; \$10.

Towning City—Matfida V. James to Corrie, \$1000 Rent, \$25,500.

FOR SALE—Eight-room pressed brick dwelling; porcelain bath; furnace heat; practically process of the wood et al. to Charles R. Wilson, lot 21, block 7; \$10.

Twining City—Matfida V. James to Corrie, \$100 Rent, \$25,500.

FOR SALE—Three five-room brick houses; water in kitchen; permanently represent high trance heat; practically process of the wood et al. to Charles R. Wilson, lot 21, block 7; \$10.

For SALE—Three five-room pressed brick dwelling: porcelain bath; furnace heat; practically process of the wood of the wood of the wood of the wood of the state of the wood of the state of the wood of the wood of the state of the wood of the wood of the wood of the wood

FULTON R. GORDON.
Northwest Subdivisions a Speciaity.
ROBERT G. HEATER, Manager.
Tel. Main 529.
Colorado Building.

### \$100 CASH.

ORIGIN OF THE POSTMARK.

GRIGIN OF THE POSTMARK.

Great Britain, it is said, can, without fear of contradiction, claim the honor of having originated the postmark. The first one, which was used in London as long ago as 1680, was a very simple affair, consisting of a small circle divided into two parts. In the top portion were two letters indicating the month, while in the lower half the day of the month was shown. No endeavor was made to denote the year, and it is only by the dates of the letters on which the mark is impressed that it is possible to fix the date of its use. The earliest known was on a letter written in 1680. \$15 MONTHLY.

For a new two-story brick house, near navy yard, on wide avenue, 50 feet of parking; marble steps, norcelain bath, gas range. Why pay rent, when you can get a snap like this one? LeROY MARK,

1410 @ St.

### FOR SALE-HOUSES.

THE HARRISON-BROWNING CO.,

907 G STREET N. W.

17th st. nw.—17 rooms and baths, 27 closets; fireproof vault, hot-water heat. \$18,000 in the Southwest—Over a 10 per cent investment on \$10,000 ... 10,000 .

THE HARRISON-BROWNING CO., 907 G STREET N. W. my25-3t

ATTRACTIVE NEW HOUSES

IN NORTHEAST. Always Open for Inspection, Including Sunday.

SIX NEW TWO-STORY BRICK HOUSES in the Northeast section of the city, near street cars; with all modern improvements; with six rooms, bath, and simple closet fa-cilities; handsomely finished. Special induce-ments to immediate purchasers. Terms easy. LOUIS P. SHOEMAKER,

612 14th St. N. W. my24-tf NEW TWO-STORY FLAT-Fire rooms and bath each floor; within one square of Co-lumbia cars, Northeast. Pays over 10 per cent gross on \$5,000. ONLY \$4,800. WM. G. DUNNE, my19-tf 1110 H N. E.

FOR SALE—34.850—Special offering on Columbia Heights, between Thirteenth and Fourteenth streets. Just what you have been looking for. A pretty little 6-room and reception hall house on the heights between Thirteenth and Fourteenth streets; south front, 18 feet wide. This house has all modern improvements; has exceptionally large rooms. If you want this one you must be quick.

H. R. HOWENSTEIN CO., 1314 F Street N. W. ap17-tf

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JOHN P. DONOHOE & SONS,
Beal Estate
AGENTS, BROKERS. APPRAISERS,
Phone East \$4
208 East Capitol St.
201-901

#### GEORGETOWN REAL ESTATE.

You'll find our lists of Homes and Investment Properties equal to almost any demand you may make. Many special bargains that invite quick buying. Here are three:

Two 6-room bricks, 1075 and 1077 32d st., near M; water, gas; in \$2,250 st., rear M; water, gas; in \$2,250 st., rear M; water, gas; in \$2,250 st., st., rest for \$20.50. \$3,000 st.; rents for \$20.50. \$3,000 st., rear st., rear st., rear st., 200 st., rear st., r The Miller-Shoemaker Real Estate C 1323 32d St. Phone West 40.

### NEW JERSEY FARMS.

### FOR SALE-LOTS.

#### ATTENTION! NAVY YARD EMPLOYES.

FOR SALE—Several very desirable, wide lots, fronting on Pennsylvania ave. se. and streets near by, with good depths, to alleys, at very reasonable prices. Terms easy, Will lend money to build house to your own liking. This locality is rapidly improving with new houses, and will enhance in value.

JOSEPH I. WELLER,

REALTY BROKER, 602 F St. N. W. my28-tf BIG SALE OF LOTS now going on at East Arlington, near end of new highway bridge, on electric ruad, between Washington and Arlington; terms, \$5 down, balance \$1 per week. For information inquire of JAMES E. CLEMENTS, 1406 G st. nw. my27-3t

FOR SALE—Chance of a lifetime; to immediate purchaser; nine lots; three miles from Washington, for \$500 cash. JOHN O. JOHNSON CO., 1410 G st. my26-3t

FOR SALE-FARMS.

FOR SALE—1,000 farms and country homes, near Washington, D. C., in Maryland and Virginia and District of Columbia; stamp for bulletin. BOOTH'S FARM AGENCY, corner 10th and G sts. nw. We can exchange city property for farms, free and clear. my5-30th

## H. R. HOWENSTEIN CO., 1314 F STREET.

DON'T FAIL TO INSPECT ON-

SUNDAY AND DECORATION DAY **ELEGANT NEW HOMES** 

# RHODE ISLAND AVENUE

JUST EAST OF NORTH CAPITOL STREET (Nos. 16 to 34)

NO. 26 COMPLETELY FURNISHED OPEN DAILY UNTIL 9 P. M.

Price \$5,750 \$500 Cash \$20 Monthly

South Front, Overlooking An Expanse of Street 220 Feet Wide

THEY SURPASS OTHERS IN POINT OF CONSTRUCTION, ARTISTIC AND CON-VENIENTLY ARRANGED INTERIORS, SPACIOUS ROOMS, EXTRA LARGE CLOSETS, LARGE LOTS, 18x140 TO ALLEY.

These are not two-story-and-attic houses—they are full three stories. First floor has parlor, reception hall, dining-room, pantry and kitchen. This floor is finished in selected hardwood, artistically decorated with high-grade mantels and fixtures; open fire grates. Second floor has three extra large bed rooms-ample closets-beautiful tiled bath. Third floor has two good bed rooms-both upper floors finished in bird's-eye maple-tastily decorated. Large light, dry cellar, with plastered ceiling, under entire house, with laundry and heating plant.

# H. R. HOWENSTEIN CO., 1314 F Street

# Our \$275 Lots at Silver Spring Park

Are beauties. They are quite large, on high elevations, and within two blocks of the electric cars. Then we have

## Quarter Acres at \$425--Half Acres at \$600

Take Brightwood Avenue Line at Seventh Street and Florida Avenue and go out Sunday.

Agents on Ground Decoration Day Terms: \$25 to \$100 Cash Balance \$5 or \$10 Monthly

# **OUR OTHER PROPERTY IS** Connecticut Avenue

# Highlands

\$1,500 will buy a beautiful lot in this subdivision, and right on a 90-foot street that already has sewer, gas, and water. We also put in broad granolithic walks at no expense

Bear in mind this is strictly a first-class section, in fact, the best section in the District of Columbia.

### Just Think Of It, Only 50 Cents Foot

You can't beat it anywhere around Washington. It will cost you 40 cents a foot to buy in other subdivisions in cheaper sections, and several blocks from car line.

We have exclusive control of the two suburbs mentioned above. Our carriages always at your disposal. Let us show you the properties.

Make Your Dates With Us the First Thing Tomorrow Morning for This Week.

# ROBINSON & CO.(Inc.) 613 14th St. N. W.

**Phone 3339** As Tuesday will be Decoration Day, and our office open only during the morning hours, any "ads" for our prize contest that are received in the mails by Wednesday morning will be accepted. \$175 in three prizes.

# If You Really Want to

# Sell Your House

You will make up your mind as to

# Its Fair Market Value,

And then list it at once with

WILLIGE, GIBBS & DANIEL,

603-605 Thirteenth St. N. W.

Every Intending Buyer Consults This Office.

## AS HIGH AS THE WASHINGTON MONUMENT AND IN SIGHT OF IT

Carolena Fairfax County, Virginia

ON ELECTRIC BOAD AND NEAR STEAM ROAD.

Health, shade, fine water. The best subdivision near Washington city. 2,000 square feet in each lot. Five lots in a block. 250 lots to be sold to highest bidder, without reserve, on TUESDAY, MAY 30, 1905. Sale to begin at 12 o'clock.

TERMS: \$5.00 cash, balance easy payments to suit purchaser. One lot will be sold with privilege of four adjoining.

For Booklets, Excursion Tickets, and full information call on or address ALEX. J. WEDDERBURN IMPROVEMENT CO.,

THE PINEST OPPORTUNITY FOR A HOME OR INVESTMENT.

Lots will double in value in a year. Don't lose this chance. Lots shown any time. Railroad fares paid for purchasers.

Good title. Immediate possession.